

KNOW ALL MEN BY THESE PRESENTS, That We, **FREDERICK H. EDWARDS and PAMELA K. EDWARDS** of 174 Lincoln Avenue, Amherst, Hampshire County, Massachusetts 01002, for consideration of less than One Hundred Dollars (\$100) grant to **JOHN F. EDWARDS** of 32 Kendrick Place, Amherst, Hampshire County, Massachusetts, and **PAUL S. EDWARDS** of 66 Old Goshen Road, Williamsburg, Massachusetts, as joint tenants with **QUITCLAIM COVENANTS** the land in Amherst, Hampshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pin set in the westerly line of Lincoln Avenue, it being at the northeasterly corner of the land herein described, it also being at the southeasterly corner of land formerly of one Clarence E. Gordon; thence

WESTERLY	230 feet along said Gordon land to an iron pin at land formerly of one R. E. Moser and one Harrington; thence
SOUTHERLY	85 feet along land of the said Harrington to an iron pin; thence
EASTERLY	230 feet along land formerly of one James A. Lowell, now or formerly of one Anderson, to an iron pin set on the westerly line of said Lincoln Avenue; thence
NORTHERLY	84 feet along the westerly line of said Lincoln Avenue back to the iron pin marking the point of beginning.

Being the tract of land shown as lot #21, less a strip six (6) feet in width along the southern boundary, as shown on a plan of the land of Westcott and Stockbridge dated November, 1882, surveyed by S. D. Kendall, recorded in Hampshire County Registry of Deeds, Book 635, Page 391.

Being the same premises conveyed to Grantors herein by deed of LOUIS FISCHER and BARBARA BREE FISCHER dated September 11, 1989, and recorded in Hampshire County Registry of Deeds in Book 3443, Page 94.

The Grantors herean reserve unto themselves a life estate in and to the above described premises for the remainder of their natural lives, which rights shall include the exclusive right to occupy the residence located thereon without payment of rent to the remaindermen, however, the life tenants shall be responsible for payment of all debts, assessment and expenses incurred in connection with the premises during the life tenancy; the life estate herein reserved shall terminate upon the death of both of the life tenants and the

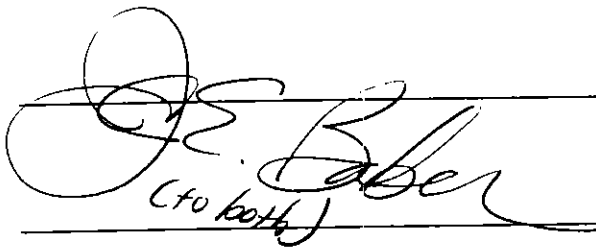
174 Lincoln Avenue
Amherst, MA 01002

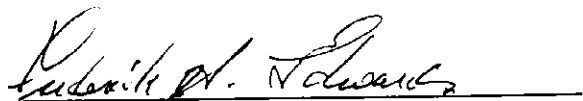
recording of death certificates in the Hampshire County Registry of Deeds shall be sufficient evidence of the same or the execution by the life tenants of a written termination of said life estate and the recording of the same in the Hampshire County Registry of Deeds. The life tenants herein waive the right to partition or consume the property described herein.

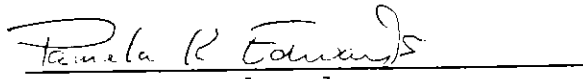
NO TITLE EXAMINATION HAS BEEN REQUESTED OR PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

This conveyance does not create any new boundaries.

EXECUTED as a sealed instrument this 23rd day of December, 1996.


(to both)


Frederick H. Edwards

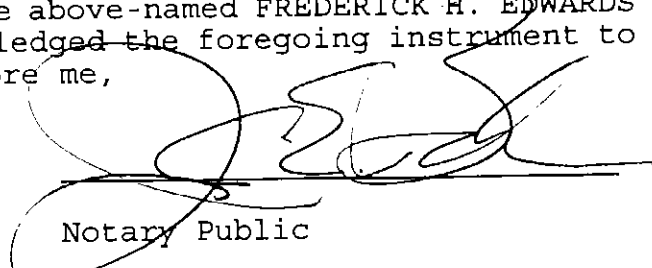

Pamela K. Edwards

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

December 23rd, 1996

Then personally appeared the above-named FREDERICK H. EDWARDS and PAMELA K. EDWARDS and acknowledged the foregoing instrument to be their free act and deed, before me,


Notary Public

My commission expires: 2/24/2000

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE